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Government of Kerala
2025

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കേരള ഗസറ്റ്
KERALA GAZETTE
അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O.(P.) No. 63/2025/LSGD *Dated, Thiruvananthapuram, 10th November, 2025*

S. R. O. No. 1301/2025 *24th Thulam, 1201*

19th Karthika, 1947.

WHEREAS, the Government, as per order issued under G.O.(Ms.) No.131/2017/LSGD. dated 7th July, 2017 and published in PART I of the Kerala Gazette No.32 dated 8th August, 2017, have sanctioned the Master Plan for Kozhikode Urban Area, 2035 under sub-section (8) of section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016);

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AND WHEREAS, the Government, as per notifications issued under G.O.(Ms.) No.1/2019/LSGD. dated 3rd January, 2019 and published as S.R.O. No. 39/2019 in the Kerala Gazette Extraordinary No.106 dated 17th January, 2019 and G.O.(Ms.) No.91/2021/LSGD. dated 18th May, 2021 and published as S.R.O. No. 427/2021 in the Kerala Gazette Extraordinary No.1689 dated 2nd June, 2021 have sanctioned the variations to the said Master Plan;

AND WHEREAS, the Government have sanctioned the "Master Plan for Kozhikode City - 2040" as per order issued under G.O.(Ms.) No.60/2024/LSGD, dated 10th June, 2024 and notice intimating the fact of the said sanction was published in the Kerala Gazette Extraordinary No. 2091 dated 1st July, 2024 under sub-section (8) of section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) and the provisions of Master Plan for Kozhikode City - 2040" will be applicable only to Kozhikode Corporation Area;

AND WHEREAS, it is required further to vary the said Master Plan for Kozhikode Urban Area, 2035 for the purpose of making the zoning regulations compatible to the present development scenario to the extent possible as an immediate measure, until the plan is further varied after detailed studies, the Government of Kerala as per notification No.137/RD2/2022/LSGD. dated 24th May, 2024 and published in the Kerala Gazette Extraordinary No.2288 dated 17th July, 2024, have published a draft for variation of the said Master Plan inviting objections and suggestions from any persons or authority concerned with or affected thereby;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby vary the sanctioned Master Plan for Kozhikode Urban Area, 2035, to the extent required after considering all the objections and suggestions received on the draft of the variation issued as notification No.137/RD2/2022/LSGD. dated 24th May, 2024 and published in the Kerala Gazette Extraordinary No.2288 dated 17th July, 2024 as required under the proviso to sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016).

ORDER

In exercise of powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby further vary the Master Plan for Kozhikode Urban Area, 2035 sanctioned under sub-section (8) of section 36 of the Kerala

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Town and Country Planning Act, 2016 (9 of 2016) as per order issued under G.O.(Ms.) No.131/2017/LSGD. dated 7th July, 2017 and published in Part I of the Kerala Gazette No. 32 dated 8th August, 2017, to the extent as indicated below, namely:-

VARIATION

In the said Master Plan, in the "Chapter 25-Development Controls" for the heading "25.1 Zoning Regulations", and its contents, the following shall be substituted, namely:-

"25.1 Zoning Regulations

1.The Government have sanctioned the "Master Plan for Kozhikode City - 2040" as per order issued under G.O.(Ms.) No. 60/2024/LSGD, dated 10th June, 2024 Thiruvananthapuram. Consequently, the Master Plan for Kozhikode Urban Area-2035 will remain in effect for all areas covered under the Master Plan for Kozhikode Urban Area - 2035, except for the Kozhikode Corporation limits, which are now governed by the provisions of the Sanctioned Master Plan for Kozhikode City - 2040.

2. For the implementation and enforcement of the proposals envisaged in this Master plan, areas have been zoned under various categories such as Residential Zone I, Residential Zone II, Residential Zone III, Mixed Zone (Residential cum Commercial), Multifunctional Zone, Commercial Zone, Public and Semi-public Zone, Small Industrial Zone, Industrial Promotion Zone, Dry Agricultural Zone, Tourism Promotion Zone, Tourism Zone, Recreational Zone, Water Body, Transport Zone, Park and Open Space Zone, Wet Agricultural Zone, Cyber Park, Environmentally Sensitive Area, Green Belt, Defence Land, Port and Allied Developments, Heritage Zone and Special Zones. Details regarding the nature of uses 'permitted', uses 'restricted', and uses 'prohibited' in each zone are presented in Table 25.1. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in this Master Plan.

3. Uses 'permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary of the Local Self Government Institution concerned (hereinafter referred to as the Secretary), as the case maybe, for their respective jurisdictions. In some cases, it may be possible to permit some other uses also, which are not

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likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as "Uses Restricted". Restricted-1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of Local Self Government Department (Planning). Restricted-2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner, Local Self Government Department (Planning).

4. "Uses prohibited" enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

5. Zoning regulations are not intended to prohibit existing uses that have been lawfully established before the enforcement of these regulations, unless otherwise specifically mentioned in this Master Plan. All existing uses in every zone shall be permitted to continue. The addition/extension/alteration/reconstruction of these existing buildings are permitted in all zones except at Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone, and special zones. The total built-up area shall not exceed 1.5 times the existing built-up area.

6. If any portion of a zone is put to a "Use prohibited" as stated in Para 4, before the sanctioning of the Master Plan, such use shall be termed as a non-conforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use creates no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner concerned.

7. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be retained in all the zones and shall not constitute non-conforming uses.

8. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Master plan shall be governed by the distance from the center line of the road unless otherwise specified in the Master Plan or Detailed Town Planning Schemes or any detailed road alignments approved by Government.

Note: In cases where the proposed new roads or road widening as per the Master Plan

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abuts/affects a water body, regulation of constructions and/or land developments on the sides of such roads shall be governed by the distance from the nearest boundary of the water body unless otherwise specified in the Detailed Town Planning Schemes or any detailed road alignments approved by Government. Also, in case of the road abutting Canoli canal, the road widening shall be governed by the distance from the boundary of the canal.

9. Expansion of existing public and semi-public institutions to adjacent plots shall be permissible without any regard to the land use in which such adjacent plot is zoned and the development regulation imposed by such zoning subject to the provisions of the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) in force.

10. Constructions and/or land developments, if any, in paddy lands and wetlands, shall be in conformity with the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) in force in the State.

11. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the Master Plan in consultation with the Chief Town Planner concerned.

12. Any use not specified either in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the District Town Planner, Local Self Government Department (Planning).

13. There shall be a building line of 6 meter from the proposed road widening of National Highway Bypass (45 meter) and Mini Bypass (Meenchanda – Aryidathupalam - Westhill Chungam road), 4.5 meter building line for roads having proposed width of 30 meter and 24 meter and 3.0 meter for all roads having proposed width less than 24 meter unless otherwise specified in the Maser Plan or Detailed Schemes or any detailed road alignments approved by Government.

14. Width of the access road mentioned in this zoning regulation shall be the whole right of way of the existing road including service roads, if any.

15. Only the existing areas under Public and Semi Public uses, Wet Agricultural uses and or Water body are intended to be included under Public and Semi Public Zone, Wet Agricultural Zone, and Water body respectively. If any private property put under uses other than those permitted or restricted in the above zones has got included within such zones, the Secretary may after verification of the relevant records, ownership documents and surrounding

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developments, accord sanction for development by adopting the regulations of Residential zone 1 or any of the suitable nearby land use zone in the proposed land use map, subject to the provisions as per applicable Acts, Rules and Government orders in force.

25.1.1. GENERAL GUIDELINES

1. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 (Central Act 29 of 1986) and its subsequent amendments, shall be applicable to the area under this Master Plan.

2. Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 100 may be permitted in all zones other than Special Zones, Environmentally sensitive area, Port and allied development zone and Park and Open space, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary, Local Self Government Department, consisting of Chief Town Planner concerned of Kerala State Local Self Government Department (Planning) and the Secretary of the Local Self Government Institution concerned as members and the District Town Planner, Kozhikode District of the Local Self Government Department (Planning) as convener and satisfying the following conditions, namely:-

   a. The developer shall produce a project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.

   b. The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.

   c. Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management, etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his/her cost.

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d. Adequate Memorandum of Understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.

3. The areas specially demarcated for certain projects as Special zones (Proposed Mobility Hub, Parking Plaza, Educational Complex, Knowledge Park, National Institution for Research and Development in Defence Shipbuilding (NIRDESH), Garbage Treatment Plant, Slaughter House, Marine Park, Truck terminal and Water theme park) are to be acquired by agencies concerned within 7 years from the sanctioning of the plan. If the acquisition proceedings have not been initiated within this stipulated period, the areas so specially demarcated may be deemed as appropriate land use zone based on surrounding land uses and developments, with the concurrence of the Chief Town Planner concerned.

4. For all constructions in plot area exceeding 0.5 Hectare shall be supplemented with landscape plan ensuring 10% of green cover and shall be left unpaved.

5. For every development, that happens and warrants trees to be cut, all the existing trees shall be shown in the building plan and at least the same number of trees shall be planted, maintained and brought up within the plot, in the immediate vicinity of the development.

6. Every building should be provided with appropriate techniques such as pipe composting/biogas plants/vermin composting etc. for processing organic waste at the source itself. Proper drawings should be supplemented with the building permit applications.

Table 25.1 Zoning Regulations

Sl. No.	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses Prohibited
1	Residential Zone I			
	All Residences including apartments, Night Shelters, Orphanages, Convents, Old Age Homes, Dharmasala,	Fuel filling stations Ashrams/Mutt/ Madrassa.		

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	Residential Quarters. Palliative care centers/rehabilitation center and dialysis units up to 300 Sq.m. floor area	
	Following uses up to 500 Sq. m. floor area: Shops, godowns, professional offices, banks and other financial institutions, restaurants, hostels, hotels	
	Cottage Industries, Service industries of non-nuisance type (Annexure I) with power limited to 20 Horse Power. Following uses up to 200 Sq. m. floor area: Poultry farm, Dairy and Kennel	
	All Educational institutions offering general education (up to higher secondary school level)	Any other use not specified
	Following uses up to 200 Sq. m. floor area: Health institutions essentially serving the needs of residential community such as dispensaries, clinics (OP), diagnostic centers, etc.	

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	Following uses up to 300 Sq. m. floor area: Community facilities such as community halls, recreational clubs, gymnasium/yoga centers libraries, etc.		
	Utility installations and civic amenities essentially serve the needs of the residential communities such as post office, police station, telephone exchange, electric substation, fire station.		
	Tot lots, parks, play grounds, water treatment plants.		
	Plant nurseries, Pump houses, Wells and Irrigation Ponds.		
	Provided that the access road has a width of 5m. minimum.		
	Automobile workshops for two/three wheelers-floor area up to 100 Sq.m.		Any other use not specified
	Provided that the access road has a width of 8m. Minimum		
	Following uses up to 750 Sq. m. floor area: Hospitals/Auditorium/Wedding Halls/Community halls/ Exhibition Centers and Art	Liquefied Petroleum Gas distribution centres up to 200 sq.m. floor area (excluding bottling	Any other use not specified

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	Gallery.	plants and bulk storage) Parking Plaza	
	Cottage Industries, Service industries of non-nuisance type (Annexure I) with power limited to 30 HP		
	Following uses up to 750 Sq. m. floor area: Shops, godowns, weigh bridges, professional offices, banks and other financial institutions, restaurants, hotels		
	Provided that the access road has a width of 12m. minimum		
	Following uses up to floor area 2000 Sq.m. : Auditorium/Wedding Halls/Community halls, Shops, professional offices, godowns, Lodges, Hotels, banks and other financial institutions.	Hospitals up to a floor area of 3000 Sq.m.	
	Provided that the access road has a width of 18m. minimum		
	Hotels, Shops, professional offices, godowns, Movie Halls, Hospitals, Auditorium/Wedding Halls/Community halls		Multiplex Complexes
2	Residential Zone II		
	All Residences including apartments, Tourist Resorts,	Fuel Filling Stations Parking Plaza	Any other use not specified

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	Guest houses, lodges, Night Shelters, Orphanages, convent, Old Age Homes, Dharmasala, Residential Quarters, Hostels and Boarding houses. Following uses up to 300 Sq. m. floor area: Ashram/Mutt/Madrasa. Palliative care centers/ rehabilitation center and dialysis units.	
	Following uses up to 500 Sq. m. floor area: Shops, professional offices, banks and other financial institutions, restaurants, hotels.	
	Cottage Industries, Service Industries of non-nuisance nature (See Annexure-I), with power limited to 20 HP.	Places of Worship
	Educational institutions essentially serve the needs of the residential communities such as nursery schools, kindergartens, and schools offering general education (up to higher secondary school level), Sports institutions.	
	Following uses up to 200 Sq. m.	

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	floor area: Health institutions essentially serve the needs of the residential communities such as dispensaries, clinics, nursing homes, etc.	
	Following uses up to 500 Sq. m. floor area: Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries, etc.	
	Utility installations and civic amenities essentially serve the needs of the residential communities such as post offices, police station, telephone exchange, electric substation, fire station, Water treatment plants.	Any other use not specified
	Tot lots, parks, playgrounds and incidental buildings.	
	Following uses up to 200 Sq.m. floor area: Poultry farm, Dairy and Kennel	
	Plant nurseries, Pump houses, Wells and Irrigation Ponds and incidental buildings.	
	Provided that the access road has a width of 5m. minimum.	

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	Automobile workshops for two/three wheelers-floor area up to 100 Sq.m.		
	Provided that the access road has a width of 8m. minimum.		
	Following uses up to 1000 Sq.m. floor area: Shops/Professional Offices/ Commercial Offices/ weigh bridges, Banking and Financial institutions.	Liquefied Petroleum Gas distribution centers (excluding bottling plants and bulk storage) limit the floor area to 50 Sq.m.	Any other use not specified
	Following uses up to 1000 Sq.m. floor area: Hospitals, Auditorium/Wedding halls/Community halls/Exhibition Centers and Art Gallery- floor area up to 1000 Sq.m.		
	Cottage Industries, Service Industries of non-nuisance nature (See Annexure-I) with power limited to 50 HP.		
	Automobile workshops for two/three wheelers-floor area up to 200 Sq.m.		
	Provided that the access road has existing or proposed width of 12m. minimum.		
	Auditorium/Wedding Halls/Community halls and following uses up to 2000 Sq. m. floor area: Shops/Professional Offices/ Commercial Offices/Banking and Financial institutions	Multiplex Complexes	Any other use not specified

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	Hospitals and Hotels.		
	Provided that the access road has existing or proposed width of 18m. minimum.		
	Shops/Professional Offices/Commercial Offices/Banking and Financial institutions Hospitals and Hotels.		Any other use not specified
3	Residential Zone III		
	Following uses up to 12m. Height and a maximum of three habitable floors and the maximum coverage shall be limited to 50%: All residences, Residential Flats/Apartments, Orphanages/Old age homes/Dharmasala.	All Government, quasi-government or co-operative societies affordable housing projects Parking Plaza Fuel filling stations	Any other use not specified
	Palliative care centers, rehabilitation center and dialysis units up to 300 Sq. m. floor area		
	Following uses up to 100 Sq.m. floor area: Shops, commercial offices, restaurants and professional offices, Banking and financial institutions, Gymnasium, Yoga Centers, Clinics (Out patient)		
	Following uses up to 200 Sq.m. floor area: Service industries of non-		

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	nuisance nature (See Annexure I) and Cottage Industries including coir with power limited to 20 HP.	
	Daycare and creche, Nursery/Kindergarten, Library and reading rooms, tot lots/Parks/Playgrounds and incidental buildings.	
	Public utility areas and buildings essentially serving the need of the local community.	
	Plant nursery, pump house, wells and Irrigation Ponds	
	Following uses up to 200 Sq. m. floor area: Poultry farms, Dairy and kennel.	
	In plots having access road width not less than 8m.	
	All Educational institutions	
	Service industries of non-nuisance nature (See Annexure I) up to 200 Sq.m. floor area and power not exceeding 30 HP of power.	
4	Multi-Functional Zone	
	All uses permitted in Multifunctional zone may also be permitted by the corresponding authorities in the land to a depth of 200 m. on both sides of 45 m. wide NH 66 Bypass. (Feroke New Bridge-Remanattukara-Idimoozhikkal Road) except at Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone, water body and special zones.	
	All Residences including apartments, Tourist Resorts,	Fuel Filling Stations Gas godowns. Any other use not

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	Guest houses, lodge, Hotels, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Hostels and Boarding houses, gymnasium/yoga centers	specified
	Palliative care centers/ rehabilitation centers and dialysis units, Places of Worship, Ashram/Mutt/ Madrasa	
	Following uses up to 1000 Sq. m. floor area: All Shops, shopping complexes, professional offices banking and financial institutions	Following uses up to 200 Sq.m. Floor area: storage, handling, manufacturing processing of highly combustible, explosive, poisonous irritant, corrosive, toxic, or noxious materials or products or any products or materials producing dust
	Cottage Industries, Service Industries of non-nuisance nature (See Annexure I), with	

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	power limited to 20 Horse Power, Cold storage, weigh bridges, Printing Press, IT Hardware/Electronic industries, Automobile workshops for 2/3 Wheelers, Smoke house, Automobile service station, provided that the access road has a width of 5m. minimum. Godowns/Ware house/Storage of non-hazardous materials, stacking yards, Information Technology Software units.	
	Following uses up to 1000 Sq. m. floor area: Clinic, Diagnostic Centers. Government or Public sector offices, Social Welfare centers, Museum/Auditorium/Movie Halls/Wedding Halls/ Community halls, Hotels /restaurant.	
	All educational institutions up to Higher Secondary Level including Technical Institutions such as Vocational Higher Secondary Course, Industrial Training Institute, Industrial Training Centre, etc.	
	Parking Plazas, Transport terminals, Plant Nursery, Fair	

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	Grounds, Markets, Parks and playgrounds, Open-air Theatre, Pump House.			
	Provided that the access road has a width of 12m. minimum			
	Shops/Shopping Complexes, Shopping malls, restaurant, Movie Halls/Hypermarkets, Museum/Auditorium/Wedding Halls		Multiplex complexes	Any other use not specified
	Community halls, Convention Centers			
	Professional Offices/ Commercial Offices/Banking and Financial institutions			
	Following uses up to 2000 Sq. m. floor area: Hospitals and Health centers			
	Automobile wash stalls, automobile service stations, service garages with repairing facilities-for light vehicles, welding workshops			
	Provided that the access road has a width of 15m. minimum			
	Educational institutions of higher order	Bus Terminals/stand, lorry stand		
	Automobile workshops/ Automobile Service Stations for Heavy vehicles			Any other use not specified
	Hospitals and Health Centres			
5	Commercial zone			
	All Shops including, Shopping malls, Movie halls, Hypermarkets, Restaurants,	Fuel Filling Stations	Multiplex Complexes	Any other use not specified

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	Hotels, Professional offices	
	Commercial Offices and Establishments, Banking and financial institutions, Information Technology Software units, Places of Worship.	
	Flourmills/Oil mills up to 100 Sq. m. floor area, Cottage Industries, Automobile workshops, Automobile Service Stations, Cold storage, weigh bridges, Service Industries of non-nuisance nature (See Annexure I) with power limited to 30 Horse Power), Printing press, Information Technology Hardware/Electronic industries.	
	Godowns/Warehouse/Storage of non-hazardous materials, farm stacking yards.	Dairy farm, Poultry
	Gymnasium/yoga centers, Night shelters, orphanages, old age homes, Dharmasala, hostels and boarding houses, lodges and guest houses, convents, ashrams/mutts.	
	Residences, Palliative care centers/rehabilitation centre and dialysis units - all up to 300	

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	Sq.m. floor area	
	Residential apartments with at least two lower floors or 20% of built-up area whichever is less for commercial use (Requirements incidental to the residential area such as lobby can be provided in the commercial floors)	
	Following uses up to 1000 Sq. m. floor area: Clinics, diagnostic centers and hospitals.	
	Government or public sector offices, Expansion of existing educational institutions, Day care and Creche, Nursery/Kindergarten, Educational institutions up to higher secondary level	
	Following uses up to 1000 Sq. m. floor area: Social Welfare centers, Museum/Auditorium/Wedding Halls/Community halls.	Any other use not specified
	Parking Plazas, Transport terminals, Plant Nursery, storage of agricultural produces and seeds, Fair Grounds, Markets, Parks and playgrounds, Open-air Theatre.	
	Provided that the access road has a width of 8m. minimum	

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		Hospitals and health centers above 1000 Sq.m. floor area, Higher educational institutions		
	Provided that the access road has a width of 12m. minimum			
	Auditorium/Wedding Halls/ Community halls and Convention Centers.			
6	Mixed Zone (Residential cum Commercial)			
	i. Land up to a depth of 100m. on either side for the following roads except at Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone, Water body and special zones will also be deemed as Mixed Zone. 1. NH 66 (Feroke New Bridge-Ramanattukara-Idimoozhikkal Road) 2. NH 766 (Kozhikode-Wayanad Road) 3. NH 966 (Ramanattukara-Malappuram Road) and 4. Meenchanda-Arayidathu Palam-West hill Chungam Mini Bypass road			
	All uses permitted in Residential Zone II and Commercial Zone	All uses restricted-1 in Residential Zone II and Commercial Zone	All uses restricted-2 in Residential Zone II and Commercial Zone	Any other use not specified
7	Public and Semi-Public Zone			
	Additions and alterations to the existing buildings and addition of new blocks without altering the use, Buildings for incidental uses	Parking Plaza Cremation ground, crematorium, burial ground/common vault		Any other use not specified
	Local/State/Central Government/Public Sector Buildings			
	Public Buildings including			

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	hospitals, educational Institutions, Libraries and Parks.	
8	Tourism Promotion Zone	
	All residences, Residential Flats/Apartments, Hostels and Boarding Houses, Restaurants/Canteen/Resorts/ Hotels, Orphanages/Old Age Homes/Dharmasala, Night Shelters, Guest Houses, Lodges	Fuel Filling Stations
	Palliative care centers, dialysis units and rehabilitation centres- up to 300 Sq. m. floor area	
	Travel and Tourism Institutions and Following uses up to 200 Sq. m. floor area: Retail Shops/Professional offices and Banking and Financial Institutions,	Shops/godowns/ Professional Offices/Banking and Financial institutions- floor area up to 1000 Sq.m.
	Movie Halls, Convention Centre Ashram/Convent/mutt, Museum, Exhibition Centres and Art Gallery, Open-air Theatre, Amusement Parks, Stadium, Fair Ground, Gymnasium/Yoga Centers, Tot Lots/Parks/Play Grounds, Swimming Pools	
	Zoological and Botanical Gardens/Bird Sanctuary, Camping site	

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	Cottage Industries, Service industries of non-nuisance type (Annexure I) with power limited to 20 Horse Power	
	Day Care and Creche, Nursery/Kindergarten, Primary/Upper Primary School.	
	Police Post/Police Station, Post and Telegraph office, Fire Post/Fire Station, Telephone Exchange, Library and Reading Rooms.	
	Social Welfare centers and Following uses up to 1000 Sq. m. floor area: Clinics, nursing homes, Diagnostic centres, Hospitals and Health Centers	
	Automobile workshops for 2/3 Wheelers.	Parking Plazas
	Places of Worship	
9	Tourism Zone	
	Following uses up to 7m. Height and coverage up to 25%: Single-family residential buildings, residential cottages for tourism purposes. Exhibition Centers and Art Gallery, Cafeteria. Pump House up to 20 Sq. m.	Uses incidental to the recreational uses namely Retail Shops/restaurants/ canteen up to a floor area of 100 Sq.m.
	Tot lots, Parks/Play Grounds, Fair Grounds, Open-air Theatre,	

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	Zoological and Botanical Gardens/Bird Sanctuary, Camping Site, Swimming Pools, wells and irrigation ponds, Paddy Cultivation.		
	Repair of existing houses without an increase in floor area and coverage.		
10	Small Industrial Zone		
	Agro based industries, Cottage industries, Flour mills/Oil mills, service industries, etc. of non-nuisance nature (See Annexure-I), automobile workshops and automobile service stations.	Ashram/mutt, places of worship	
	Spray painting workshops, saw mills, ice factory, cold storage, weigh bridges water treatment plants, marble and granite storage/cutting centers, industrial estates and industrial parks of non-obnoxious and non-nuisance type industries	Cremation ground, crematorium, burial ground/common vault	Any other use not specified
	Storage of non-nuisance nature/sale of goods/ commercial and business offices incidental to the manufacturing activity	Parking plazas, other parking areas	
	Information Technology/Information Technology Enabled Services	Liquefied Petroleum Gas distribution centers, excluding	

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	software units, Information technology/ Information Technology Enabled Services buildings and information technology/ Information Technology Enabled Services parks	bottling plants and bulk storage godown. Fuel filling stations
	Residential buildings up to 300 Sq.m. Floor area. Residences incidental to industrial use.	
	Following uses up to 500 Sq. m. floor area: Shops, godowns, Professional Offices, Banking and Financial Institutions, Commercial Offices/Establishments, Restaurants/Canteen/Hotels	
	Nursery schools, kindergartens and schools offer general education (up to higher secondary school level).	
	Following uses up to 500 Sq. m. floor area: Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries, Diagnostic centers, dispensaries, clinics, nursing homes, etc.	
	Palliative care centers/rehabilitation centers and dialysis units	

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	Water treatment plants.		
	Plant nurseries		
	Transport terminals incidental to industrial use		
	Provided that the access road has a width of 8m. minimum.		
	All residential buildings including Residential Flats/Apartments, Hostels and Boarding Houses, Orphanages/Old Age Homes/Dharmasala, Night Shelters, Guest Houses, Lodges		
	Following uses up to 2500 Sq. m. floor area: Shops, Godowns, Professional Offices, Banking and Financial Institutions, Commercial Offices/Establishments.		
	Following uses up to 2500 Sq. m. floor area: Hospitals, Auditorium/Convention Centre/Wedding Halls/Community halls/Exhibition Centers and Art Gallery, Restaurants/Canteen/Resorts/ Hotels.		
11	Industrial Promotion zone		
	All industries other than obnoxious and nuisance type (Annexure-I), storage and	Storage, handling, manufacturing processing of highly	Any other use not specified

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	handling of non-hazardous materials, weigh bridges, Boat and Uru Making. Automobile wash stalls, automobile service stations, service garages with repairing facilities, welding workshops. Shops up to floor area 300 Sq. m. Single-family residential building up to floor area 300 Sq. m., where the area is substantially developed by lawfully built residential buildings and where no hazardous industries are located within nearby lands	combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or products or any products or materials producing dust, obnoxious and nuisance industries (Annexure-II)
	Industrial estates and industrial parks, Information Technology/ Information Technology Enabled Services software units	Cremation ground, crematorium, Burial ground/common vault
	Residential uses incidental to the industrial use	Tourism based infrastructure
	Any other activity incidental to industrial use	
12	Dry Agricultural Zone	
	Agriculture, Horticulture, Pump House, Wells and Ponds,	Fuel Filling Stations, Places of Worship

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	Storage of Agricultural Produces and seeds, Plant Nursery			
	Single Family Residential buildings-floor area up to 200 Sq.m.	Stacking Yards	Storage of Explosives and Fireworks, Gas Godowns	Any other use not specified
	Following uses up to floor area 200 Sq. m. Shops, Clinics, Professional Offices, Commercial Offices/ Establishments, Banking and Financial institutions, Social welfare institutions, Restaurants/ Canteens	Cremation Ground/Crematorium, Burial Ground, Common vault, slaughter house		
	Public Utility buildings serving the local community, Library and Reading Rooms, Tot Lots/Parks/Play Grounds			
	Local/State/Central Government offices like Police Post, Fire Post/Fire Station, Post office etc. serving the local community			
	Following uses up to floor area 200 Sq.m. Godowns/Warehouses/Storage-non-hazardous.			
	Cottage Industries, Service Industries of non-nuisance nature (See Annexure I), with			

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	power limited to 20 Horse Power		
	Day Care and Creche, Nursery/Kindergarten/Primary and Upper primary schools		
	Plant nursery, pump house, wells and Irrigation Ponds		
	Poultry farms, Dairy, and kennel		
	Clinics (OP) and diagnostic centers up to floor area 200 Sq.m. Palliative care centers and dialysis units up to 300 m2 floor area	Parking Plazas	
13	Recreational Zone		
	Tot Lots/Parks/Play Grounds, Fair Grounds, Open-air Theatre, Zoological and Botanical Gardens/Bird Sanctuary, Camping site, Swimming Pools, Exhibition Centers and Art Gallery up to 10 m. Height.	Uses incidental to the recreational uses namely Retail shops/ Restaurants/canteen up to a floor area of 100 Sq.m. Amusement Parks, Uses incidental to the recreational uses Indoor Stadium	Any other use not specified
14	Water Body		
	Boat jetties, bridges, retaining walls, fish landing centers, Water sports, Fish farming.		Any other use not specified
15	Transport		
	Transport terminals such as bus terminals/stand, truck/lorry		Any other use not specified

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	stand, boat jetty/harbours, mobility hub, etc., offices/storage buildings incidental to the main use, auto-rickshaw stands, taxi/jeep stands, railway stations		
	Any incidental uses to the transport terminals such as parking plazas, Retail Shops, Restaurants, Canteen etc. which are integral or essential parts of a transport terminal with maximum percentage of coverage permissible for the project as a whole shall be limited to 30%.		
	Provided that the access road has a width of 18m. minimum		
	Container terminals		
16	Parks and Open Spaces		
	Parks/Play Grounds, Fair Grounds, Open-air Theatre, Zoological and Botanical Gardens/Bird Sanctuary, Tot Lots, Pump House up to 20 Sq.m. wells and irrigation ponds.	Incidental buildings such as Club, Swimming pool, Open Air Theatre, Reading Room, Cafeteria etc., up to 100 Sq.m. floor area and Water Treatment Plants	Any other use not specified
17	Wet Agriculture		
	Paddy Cultivation		Any other use not specified
	Agriculture, Horticulture, and		

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	fodder cultivation. Repair of existing houses.		
	Fish Farms/Seed Farms/Pump House/Wells and Irrigation Ponds without any building construction.		
	Constructions/land developments in conformity with the Kerala Conservation of Paddy Land and Wetland Act,2008 (28 of 2008) in force in lands designated as paddy land or wetland under the said Act.		
18	Cyber Park		
	Information technology buildings and Information technology parks, allied uses, or as directed by the Government. All privately owned land outside the existing Cyber Park area which is included in the zone “Cyber Park” may be treated as Residential zone I.		Any other use not specified
19	Environmentally Sensitive Area		
	Pump House up to 20 Sq.m. wells and irrigation ponds, paddy cultivation.	Single-family residential building up to floor area 200 Sq. m., where the area is substantially	Any other use not specified

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		developed by lawfully built residential buildings	
	Fish Farms/Seed Farms/Repair of existing houses.		
20	Green Belt		
	Protection walls for water body, Pump House/Wells and Irrigation Ponds, Walkways, Jogging track, Cycle track maintaining ecological character of the area.		Any other use not specified
21	Defence Land		
	Any constructions by Defence departments		Any other use not specified
22	Port and allied Developments		
	All use related to the port and uses incidental to the main use, quarters of staff working in the port, light and service industries connected with port development other than obnoxious and nuisance type industries, godowns and warehouses, Boat and Uru making or as directed by the Government	Single dwelling units, Retail Shops, parks and play areas, police and fire stations, truck terminals	Any other use not specified
23	Heritage Zone		
	As per clause (iv) of sub-section (3) of section 91 of the Kerala Town and Country Planning Act 2016, (9 of 2016) the following regulations shall apply to conserve the character of the following heritage areas/buildings, with due regard to the historical significance and/or architectural character of the area.		

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1. The architectural character of the façade of the proposed construction shall be in tune with the surrounding environment and as per the advice of the Kerala Art an Heritage Commission.

2. The Local Self Government Institution concerned shall insist on any such recommendations of the Commission.

3. The Commission, if found necessary may entrust the following regulatory aspects to Committee/Subcommittee, constituted for the purpose.

4. Changes, if any, required in the following regulations shall be permitted by the Commission on receipt of the recommendation of the Committee/Subcommittee constitutes,if any, for the purpose.

5. In addition to the above, the following regulations shall also apply.

A. Tali temple and its precincts

(Re survey numbers 69, 70, 71, 72, 73, 74(p), 75, 76, 77, 78(p), 98(p), 115(p), 116, 117, 118(p), 119, 120, 123, 131, 132, 133, 134, 135, 153, 154, 155, 156(p), 157, 158(p), 159(p), 160(p), 163, 177, 178, 179, 181(p), 198, 199, 200, 203, 204, 205(p), 206(p), 210, 211, 212, 213(p) of revenue ward 18)

1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs ,renovations, replacement of special and architectural features, demolition of any part or whole thereof, in respect of any objects or buildings in the area comprised in the survey numbers listed above under this zone, shall be allowed except with prior written recommendation of the Kerala Art & Heritage Commission constituted by the Government under Section 86 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) and rule 103 of the Kerala Municipality Building Rules 2019, in order to conserve the heritage character of the area.

Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.

Provided also that, the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations, namely;

i) The total number of stories including the existing, if any, shall not exceed two from

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the street level.

ii) The overall height of the construction including the existing structure, if any, up to the topmost point of the proposed construction shall not exceed 10 meter from the average ground level.

iii) The use or reuse of any site or building shall be as per the recommendations of the Commission.

B) I. Thiruvannur

(Re survey numbers 275(p), 278(p), 280(P), 281(p), 287(P), 302(p),308(P), 309(P), 310(P), 311, 312(P), 313(P), 314(P), 315, 316, 317, 318(P), 319(P), 320(P), 321(P), 322, 323, 324, 325, 326, 327, 328,(P) 329(P), 339(p), 340(P), 341(P), 342(P), 344(P), 345(P), 346(P), 348(P), 349(P), 350, 351, 352, 353(P), 354(P), 360(p), 371(p), 378(p), 379(P), 380(P),381(P), 383(P), 437(p), 438, 439(P), 440(p), 441, 442,443(P), 444(P), 445(P),450(p), 453(P), 455(P), 456(P), 460(P), 461(P), 462, 463, 464, 465(P), 466(P), 467(P), 468(P), 469(P), 470 (P)of revenue ward 22),

II. Bilathikulam

(Re survey numbers 1242(p), 1243(P), 1244, 1245, 1246, 1247(P), 1248(P), 1249(P), 1285 (P), 1286(P), 1287, 1288(P), 1289, 1290(P) 1291(P),1297(P), 1298(P), 1299(P), 1306(P), 1307(p), 1361(P), 1362(p), 1370(P), 1371(P), 1372(P), 1373(P), 1374, 1375(P), 1376(P) of revenue ward 1),

III. Varakkal

(Re survey numbers 16(p), 17(p), 18, 19(p), 21(p), 22(p), 23, 24, 34, 35, 132(p), 133, 134, 135, 136(p), 137, 138, 139, 140, 141(p), 143(P), 144, 145, 146(p), 147, 148, 149, 174(p), 186(p) and 189(p) of revenue ward 1)

1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in the survey numbers listed above under this zone, shall be allowed except with prior written recommendation of the Kerala Art and Heritage Commission constituted by the Government under section 86 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) and rule 103 of the Kerala Municipality Building Rules, 2019, in order to conserve the heritage character of the area.

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Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.

Provided also that the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations, namely;

i) The facade of the proposed construction and street character shall be in harmony with the architectural character of the heritage zone and as per the advice of the Commission.

ii) The total number of stories including the existing if any shall not exceed two from the street level.

iii) The overall height of the construction including the existing structure if any, up to the topmost point of the proposed construction shall not exceed 10 metres from the street level.

Provided further that, the use or reuse of any site or building shall be as per the recommendations of the Commission.

C) Kuttichira Area

(Re survey numbers 335, 384, 385, 386, 387, 388(p), 389, 400, 401, 402, 403, 404, 405, 406, 407, 408(p), 481(p), 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 499, 500, 501, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 518(p), 519 of revenue ward 12, and 5(p), 6, 7(p), 9, 10, 11, 12, 13, 14, 15, 16, 43, 44, 121, 122, 123, 124, 125, 126, 127, 128, 129 of revenue ward 16)

1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in the survey numbers listed above under this zone, shall be allowed except with prior written recommendation of the Art and Heritage Commission constituted by the Government under section 86 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) and rule 103 of the Kerala Municipality Building Rules, 2019, in order to conserve the heritage character of the area.

Provided that, no area or buildings or objects, which in the opinion of the said

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Commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.

Provided also that the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely;

i) The facade of the proposed construction and existing street character shall be in harmony with the architectural character of the heritage zone and as per the advice of the Commission.

ii) The total number of stories including the existing if any shall not exceed three from the street level.

iii) The overall height of the construction including the existing structure if any, up to the topmost point of the proposed construction shall not exceed 12 meter from the street level.

iv) The use or reuse of any site or building shall be as per the recommendations of the Commission.

D) SM Street

(Re survey numbers 113, 116, 117, 118, 119, 120, 121, 122, 123p,124, 144, 147, 151 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165p, 166, 167, 175(P), 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 257, 258, 259, 260, 261, 262, 263 of revenue ward 7 and, 32, 33, 34p, 35, 36, 37, 38, 39, 40, 41, 42(p), 43, 44, 45(p), 46, 47(p), 48, 49, 50, 51, 53(p), 54(p), 55, 56, 57, 58(p), 59, 60, 61, 62, 63, 64, 65, 66, 67, 72p, 73, 74, 75, 76, 77, 78, 79, 82(p), 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 103, 104, 105, 106, 107, 108, 109 of revenue ward 10).

1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, coming under this Zone, shall be allowed except with prior written recommendation of the Art and Heritage Commission constituted by the Government under section 86 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) and rule 103 of the Kerala Municipality Building Rules, 2019 in order to conserve the heritage character of

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the area. Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.

Provided also that, the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely:

i) The total number of stories including the existing if any shall not exceed two from the street level.

ii) The overall height of the construction including the existing structure if any up to the topmost point of the proposed construction shall not exceed 10 meters from the street level.

iii) No basement floor shall be allowed.

iv) Existing footprints of the buildings shall be maintained as such and no part of the building including hoardings/signage etc. shall be projected outside the plot boundary.

v) The slope of the roof in facades (Pitch) shall be at an angle within the range 35-40 degrees from the horizontal and sloping towards the street.

vi) The roof in the facade facing the street shall be finished with traditional Mangalore Pattern (M.P) terracotta tiles (natural terracotta colour)

vii) The sunshades in facades if any shall have the same slope and finish as that of the main roof.

viii) The exterior wall surfaces shall be finished in white or off-white colour. The exterior walls shall be given plain finish and no stucco/texture/or cover with facing material ornamentation be allowed.

ix) The use or reuse of any site or building shall be as per the recommendations of the Commission.

E) Mananchira Area

Re survey numbers 9 (p), 20 (p), 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 ,36, 37, 38, 39, 40, 41,42, 108, 109, 110, 111, 112 (p), 114(p), 130 (p), 131, 132, 133, 134, 135, 136, 137, 138, 139, 141, 142, 143, 145, 146, 148 of revenue ward 7 and 1, 2, 3, 4 of revenue ward 10 and 72 (p), 73 (P), 74 (P), 75 (P), 97, 98, 99 (P), 100 (P), 101, 102, 103, 104, 105 of revenue ward 17

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1. Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, comprised in the survey numbers listed above under this zone, shall be allowed except with prior written recommendation of the Kerala Art and Heritage Commission constituted by the Government under section 86 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) and rule 103 of the Kerala Municipality Building Rules, 2019, in order to conserve the heritage character of the area.

Provided that, no area or buildings or objects, which in the opinion of the said Commission have architectural, aesthetic, archaeological, cultural or historic value, will be allowed to be altered from the existing condition without the prior written recommendation of the Commission.

Provided further that, the new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely;

i) The facade of the proposed construction and existing street character shall be in harmony with the architectural character of the heritage zone and as per the advice of the Commission.
ii) The total number of stories including the existing if any shall not exceed two from the street level.
iii) The overall height of the construction including the existing up to the topmost point of the proposed construction shall not exceed 12 metres from the street level.
iv) The use or reuse of any site or building shall be as per the recommendations of the Commission.

B. These regulations shall be insisted only for 25m. depth of land from the outer boundary of the streets surrounding Mananchira Square.

F) Fort of Tippu Sultan (Re survey number 166 (p) Nallur Desam of Ferok Municipality)

The construction and architectural character of the facades of the construction *shall be as per the advice of the Commission.*

G) The list of heritage buildings within the Master Plan area is as shown below

1. Old corporation Building, 2. Mayor Bhavan Building

The facade and architectural features shall be as per the recommendations of the

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	Commission.
24	Special Zones
	Developments in this zone may be permitted by the Secretary of Local Self Government Institution concerned. For the projects proposed in paddy land, developments shall be subject to the provisions of the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) in force in the State.
	a) Mobility Hub
	Transit Terminal and Parking Plaza as main uses (Terminal for Bus Rapid Transit System, Circular Buses and intercity and interstate buses, Monorail/Light Metro connectivity, waterway connectivity, Helipad, multi storied parking plazas) and uses incidental to it.
	b) Parking Plaza
	The area is proposed for construction of Multi-Level parking Plaza and 20% of Floor area for Commercial/trading center.
	c) Education Complex
	Higher educational institutions, labs and related facilities and incidental uses like residential quarters, canteen and waiting rooms. All constructions that are included in permitted uses in Residential zone I are also permitted in privately owned areas in this zone.
	d) Knowledge park
	All educational buildings and incidental uses like Offices and Quarters, Laboratories, Greenhouse nurseries and study centers or as directed by the Government.
	e) *Nirdesh*
	Constructions by State/Central Government
	f) Garbage Treatment Plant
	Solid waste treatment plant and Buildings/structures incidental to it.
	g) Buffer zone (50m. depth)
	No new buildings/structures are permitted in this buffer and green vegetation cover shall be provided in this area. Repair/Reconstruction of existing buildings without increasing the floor area shall be permitted with the concurrence of the District Town Planner.
	h) Slaughter house
	All constructions included in permitted uses in Residential Zone I are permitted.
	i) Marine Park
	Area for development of Marine industries and related activities or as directed by the Government

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	j) Truck Terminal
	Truck Terminal and related activities
	k) Water Theme Park
	Water Theme park and allied activities

GENERAL NOTES

1. Zoning Regulations will prevail over the provisions in Kerala Municipality Building Rules, 2019/Kerala Panchayat Building Rules, 2019.
2. Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) and Coastal Regulation Zone Notification will prevail over all the provisions in this Master Plan.
3. Subject to zoning regulations of the respective zones, more than one use may be combined in a building, provided that the floor area of individual use shall be limited to that prescribed for each such use in the zoning regulations for the respective zone.
4. Irrespective of zoning regulations, buildings under Government approved schemes and projects of Central/ State Government, Local Self Government Institutions, Public Sector Undertakings and other Government Institutions shall be treated as permitted uses in all zones in the planning area except Recreational zone, Water Body, Transport, Parks and open spaces, Environmentally sensitive areas and Green Belt.
5. No person shall construct any building within 5m. from any plot boundary abutting Poonur river, within 10m. from Mampuzha, Kallai River, Chaliyar, Feroke River and Kadalundi River and 2m. from any plot boundary abutting drains having minimum width of 2m. to 5m. and 3m. from drains having width more than 5m.
6. Where ever the width of the Canoli canal is less than 15m. the minimum distance between the centerline of Canoli Canal and any construction/building other than compound wall shall be 10.5m.
7. Fisheries-related industries are permitted in areas within a distance of 500 m. from the High Tide Line of Sea irrespective of other Zoning regulations and subject to satisfying the provisions of Coastal Regulation Zone notification.
8. For all proposed roads in the Master Plan, a construction-free area shall be provided at every intersection. Minimum visibility distances to be provided at intersections for roads having different widths are given below. No constructions shall be carried out within the visibility triangle. This distance shall be measured from the edge line of the road and for this purpose, the proposed width of the road shall be considered as the width of the road.

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Width up to 12 meter: 6 meter, Width more than 12 meter: 15 meter.

(Detailed alignment plans, which shows building lines and visibility triangles, for roads which will be sanctioned according to the proposals in this plan, will prevail over these provisions)

All sight distance obstructions like bushes, trees and hoardings in the visibility triangle should be removed or no obstructions shall be permitted from a height of 0.6 m to 1.8 m. from road level to improve safety.

9. Uses permitted in a commercial zone and public and semi-public zone may also be permitted by the Secretary of the Local Self Government Institutions concerned, in land to a depth of 150m. in the Residential Zone I, Residential Zone II, Public and Semi-Public Zone, and Small Industrial Zone on both sides of roads having an existing or proposed width of 18m. or more (as per Master Plan for Kozhikode Urban Area, 2035) if such uses are not permissible otherwise as per the zoning regulations mentioned earlier.
10. In land up to a depth of 200 meters on both sides of the roads having an existing or proposed width of 24 meters or more (as per the Master Plan for Kozhikode Urban Area, 2035) in Residential Zone I Residential Zone II, Public and Semi-Public Zone, and Small Industrial Zone, uses Permitted in Residential Zone I, Commercial Zone and Public and Semi-Public Zone may also be permitted by the Secretary of the Local Self Government Institution concerned, if not allowable otherwise as per the zoning regulations mentioned above.
11. Transmission towers, Wireless stations, and Telecommunication towers, autorickshaw/taxi stand/Automatic Teller Machines/Comfort station may be permitted in the Master Plan area, in all zones other than Water Body, Wet Agriculture, Environmentally Sensitive Zone and Green Belt.
12. If any, discrepancies are found in the proposed land use map and the report of the Master Plan, regarding details of any proposals envisaged in the Master Plan, the information provided for such proposals in the map shall be taken into account for implementation.
13. The section of the proposed alignment for the Mathara-Iringaluur-NH bypass road, located to the north of the newly constructed road through RS No. 42/11, Olavanna Village, Iringaluur Desom, which connects the Mathara-Iringaluur-NH bypass road with the NH bypass service road, will be discontinued. Instead, the proposed road will follow the existing road through

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RS No. 42/11, Olavanna Village, Palazhi Desom. The proposed widening of this section of road to 18 metres will be towards south side of the existing road. (See Annexure III- Part Map of Master Plan for Kozhikode Urban Area Proposed Land use 2035 – Variation).

ANNEXURE-I

LISTOF NON-OBNOXIOUS AND NON-NUISANCE TYPE OF SERVICE OR LIGHT INDUSTRIES PERMISSIBLE IN VARIOUS ZONES.

1	Production of copra
2	Processing of arecanut
3	Rice and Flour Mills.
4	Production of rice, flour etc., by hand pounding.
5	Processing of Cardamom, ginger, pepper etc.
6	Production of Khandsri for sugar-cane
7	Carrying and preservation of fruits and production of jam, jelly etc.
8	Processing and preservation of cashew nuts.
9	Bakeries.
10	Production of Dairy Products.
11	Oil mills (vegetables)
12	Extraction of oil by ghani.
13	Manufacture of hydrogenated oil.
14	Manufacture of "ayal" (Beaten rice) appam.
15	Production of vinegar.
16	Manufacture of soda, water, lemonade etc.
17	Manufacture of Ice.
18	Manufacture of ice cream.
19	Processing, packing and distribution of tea.
20	Processing, grinding, packing and distribution of coffee.
21	Manufacture of syrup.
22	Manufacture of beedi.
23	Manufacture of Cigar.
24	Manufacture of tobacco snuff.
25	Manufacture of chewing tobacco.
26	Cotton ginning, clearing, pressing etc.
27	Cotton spinning other than in Mills
28	Cotton spinning and weaving in Mills.

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29	Cotton weaving in handloom.
30	Cotton weaving in power looms.
31	Handloom weaving.
32	Khadi Weaving in Handloom.
33	Printing of cotton textiles.
34	Manufacture of Cotton thread, rope twine etc.
35	Jute spinning.
36	Manufacture of jute products including repairing of gunny bags.
37	Weaving of silk by Handloom.
38	Manufacture of hosiery goods.
39	Making of embroidery products
40	Tailoring
41	Manufacture of quilts and mattresses.
42	Manufacture of Coir and Coir Products.
43	Manufacture and assembling of umbrellas and production of spare parts of umbrellas.
44	Repairing of umbrellas.
45	Manufacture of wooden furniture and fixtures.
46	Manufacture of structural wooden goods such as doors, beams etc.
47	Manufacture of wooden industrial goods such as parts of handloom ambarcharka, bobbirs etc.
48	Manufacture of wooden utensils, photo frames, toys, etc., and photo framing.
49	Cane industry including baskets, weaving etc.
50	Manufacture of miscellaneous wooden articles such as sticks, sandals, rules etc.
51	Manufacture of paper board and paper hand.
52	Making of paper boxes, bags, envelopes etc.
53	Printing and publishing of newspapers and periodicals.
54	Printing and publishing of books.
55	Miscellaneous printing works including type cutting, book binding.
56	Manufacture and repairing of leather shoes and chappals.
57	Manufacture of leather products such as suitcase, bag etc.
58	Vulcanizing and repairing of tyres and tubes.
59	Manufacture of rubber gloves.
60	Manufacture of Rubber products such as rubber sheets, nipples and rubber shoes including smoke-rubber.

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61	Manufacture of pharmaceuticals, chemicals, Ayruvedic medicine etc.
62	Manufacture of agarbathi and other cosmetics.
63	Manufacture of plastic products such as nameplates etc.
64	Manufacture of lemongrass oil, candles etc.
65	Manufacture of cement products such as well-kerbs, tube, closets etc.
66	Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67	Manufacture of stone wares.
68	Manufacture of stone images.
69	Manufacture of chinawares and crockery.
70	Manufacture of large containers and chinaware.
71	Manufacture of glass and glass products.
72	Manufacture of clay models
73	Manufacture of iron and steel furniture.
74	Manufacture and repairing of brass and bell metal products
75	Manufacture of aluminum utensils and other products.
76	Manufacture of tin cars and copper vessels.
77	Electroplating, tinplating, welding etc.
78	Manufacture of agricultural implements, screws etc. (blacksmith and foundry)
79	Manufacturing assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80	Manufacture of small machine tools and machine parts.
81	Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82	Manufacture of electrical machinery and repairing of electric motors armature winding etc.
83	Manufacture and repairing of electric fans.
84	Charging and repairing of batteries.
85	Repairing of radios, microphones etc.
86	Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87	Body building of motor vehicles.
88	Manufacture and repairing of motor engine parts and accessories.
89	Servicing and repairing of motor vehicle
90	Manufacture of cycles, parts and accessories.
91	Manufacture and repair of boats and barges.

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92	Manufacture and repairing of animal drawn and hand drawn vehicles.
93	Repairing of photographic equipment, spectacles etc.
94	Manufacturing of medical instruments
95	Repairing of watches and clocks
96	Manufacture of Jewelry.
97	Manufacture, repair and tuning of musical instruments.
98	Manufacture of sports goods, balloons etc.
99	Ivory, carving and ivory works
100	All industries classified as "green/non hazardous" by State/Central Government

ANNEXURE-II

LIST OF OBNOXIOUS OR NUISANCE INDUSTRIES SUBJECT TO OBJECTIONABLE ODOURS, FUMES EFFLUENTS OR PROCESSORS TO BE LOCATED IN VARIOUS ZONES.

(Grouped under Indian Standard Industrial Classification)

I	Manufacture of Food Stuff:
1	Slaughtering, preservation of meat and fish and canning of fish.
II	Manufacture of Beverages:
2	Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
3	Production of country liquor and indigenous liquor such as toddy, liquor form mahua, palm juice.
III	Manufacture of Textiles
4	Dyeing and bleaching of cotton
IV	Manufacture of Wood and Wooden Products:
5	Sawing and planning of wood.
6	Wood seasoning and creosoting
7	Manufacture of veneer and plywood.
8	Paper, pulp and straw board.
V	Manufacture of Leather and Leather Products:
9	Currying, tanning and finishing of hides and skims and preparation of finished leather.
VI	Manufacture of rubber, petroleum and coal products:
10	Manufacture of tyres and tubes
11	Manufacture of Industrial and synthetic rubber.
12	Reclamation of rubber.

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13	Production of petroleum, kerosene and other petroleum products in refineries.
14	Production of chemicals and chemical products.
VII	Manufacture of chemicals and chemical products:
15	Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, and chlorine
16	Manufacture of dyes, paint, colours and varnishes, printing ink.
17	Manufacture of fertilizers (Specially from organic materials):
18	Manufacture of disinfectants and insecticides
19	Manufacture of ammunition, explosive and
20	Manufacture of matches.
VIII	Manufacture of Non-metallic mineral products other than petroleum and coal:
21	Manufacture of cement and cement products
22	Manufacture of Lime
23	Manufacture of Plaster of Paris.
IX	Manufacture of basic metals and their products:
24	Manufacture of iron and steel including smelting, refining, rolling and conversion into basic forms.
25	Manufacture including smelting, refining etc., or nonferrous metals and alloys in basic forms.
26	Manufacture of Armaments.
X	Manufacture of machinery (other than transport) and electrical equipment:
27	Manufacture of all kinds of battery
XI	Miscellaneous items not covered above.
28	Incineration, reduction or dumping of offal, dead animals' garbage or refuse.
29	Manufacture of gelatin and glue.
30	Fat, tallow, grease or lard refining of manufacture.
31	Bone meal, bone grist and bone powder.
32	Manufacture of cashew nut shell oil.
33	Other similar types of nuisance industries.

By order of the Governor,

ANUPAMA T.V.,
Special Secretary to Government.

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Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

As per G.O.(Ms.) No.131/2017/LSGD. dated 7th July, 2017 and published in PART I of the Kerala Gazette No.32 dated 8th August, 2017 the Government, have sanctioned the Master Plan for Kozhikode Urban Area, 2035, under suh-section (8) of section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016). As per notifications issued under G.O. (Ms.) No. 1/2019/LSGD. dated 3rd January, 2019 and published as S.R.O. No. 39/2019 in the Kerala Gazette Extraordinary No. 106 dated 17th January, 2019 and G.O.(Ms) No. 91/2021/LSGD. dated 18th May, 2021 and published as S. R. O. No. 427/2021 in the Kerala Gazette Extraordinary No. 1689 dated 2nd June, 2021, the Government have sanctioned the variations in the said Master Plan.

The Government have, now decided to vary the said Master Plan to make the zoning regulations compatible with the present development scenario, after considering all the objections or suggestions received on the draft variation issued as notification No. 137/RD2/2022/LSGD. dated 24th May, 2024 and published in the Kerala Gazette Extraordinary No. 2288 dated 17th July, 2024 and also for making it compatible with the Master Plan for Kozhikode City-2040, sanctioned as per order issued G.O.(Ms.)No. 60/2024/LSGD. Dated 10th June, 2024.

The notification is intended to achieve the above object.

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